

**TOWN OF NORTH HEMPSTEAD****BOARD OF ZONING APPEALS****ADJOURNED CASES:****AUGUST 12, 2009**

**APPEAL #18610 - Mansour Zarabi**, variances 70-22.3A & 70-19.C to permit the maintenance of a new single family dwelling exceeding the permitted floor area & within the sky plane exposure; S/side #54 Arbor La., 302.74' W/of Schoolhouse La., Roslyn Heights, Sec. 9, Blk. 543, Lot 17, R-AA District. (4-22-09)

**APPEAL #18621 - Jose Jimenez/Edward Dickman, AIA**, variance 70-100.1 to permit the maintenance of a detached garage into a required side yard setback; N/side #37 Cumberland Ave., 360' W/of Spinney Hill Dr., Great Neck, Sec. 2, Blk. 113, Lots 52-54, R-B District. (5-20-09)

**APPEAL #18651 - Henry Lee/John Riffle, R.A.**, variance 70-39.C to permit addition & alteration to a single family dwelling exceeding gross floor area; S/side #40 Rolling Hill Rd., 385.99' E/of Strathmore Rd., Manhasset, Sec. 3, Blk. 55, Lot 203. R-B District. (7-15-09)

**NEW CASES:****AUGUST 12, 2009**

**APPEAL #18661 - Todd Fanning/J.L. Drafting, Inc.**, variance 70-202.1C & D to permit maintenance of a retaining wall exceeding height & without parallel step design; N/side #141 Country Club Dr., 120' E/of Knickerbocker Dr., Manhasset, Sec. 3, Blk. 148, Lot 73, R-A District.

**APPEAL #18662 - Robert Palma**, variance 70-31.A to permit the maintenance of an A/C unit within the required side yard setback, S/side #250 Mill Spring Rd., 80' W/of Country Club Dr., Manhasset, Sec. 3, Blk. 204, Lot 18, R-A District.

**APPEAL #18663 - Grazyna Pawlak/Matthew Korn**, variances 70-41.A & 70-42.4 to permit alteration & additions to a dwelling with insufficient side & aggregate side yards & exceeding the maximum driveway slope; S/side #84 Hillside Ave., 125' E/of Highland Ave., Roslyn Heights; Sec. 7, Blk. F, Lots 12 & 13, R-B District.

**APPEAL #18664 - Sharon & Charlie Gucker**, variance 70-231 to permit alteration of cellar to a media, play & home office space not in accordance with the town code; S/side #32 Pebble La., 665' E/of Club Dr., Roslyn Heights, Sec. 7, Blk. 169, Lot 17, R-AA District.

**APPEAL #18665 - Gabriel & Elizabeth Palacios**, variance 70-100.2 to permit the maintenance of a fence exceeding height; E/side #912 Cherry La., 105' N/of Bryant Ave., Floral Park Center, Sec. 8, Blk. 11, Lot 58, R-C District.

**APPEAL #18666 - Michael Russel**, variance 70-100.2 to permit the erection of a 6 foot fence; E/side #962 N. 6<sup>th</sup> St., 260' S/of White Ave., New Hyde Park, Sec. 8, Blk. 18, Lots 91-92, R-C District.

**APPEAL #18667 - Chi Wai Wong/Lai Tuen Wong**, variance 70-44.A to permit the continued use of a portion of a dwelling as a professional office (acupuncturist) S/side #1570 Hillside Ave., 220.90' W/of New Hyde Park, Rd., New Hyde Park., Sec. 8, Blk. 330, Lot 15, R-C District. **APPEAL #18668 - Carol Nesdill**, variances 70-40C & 70-101B to permit alteration & addition (open porch) to a dwelling into the required front yard setback; S/W/cor. #310 Jamaica Blvd. & Farm La., Carle Place, Sec. 10, Blk. 284, Lot 1, R-B District.

**APPEAL #18669 - Casagrande Realty**, variance 70-125, 70-103.A, 70-103.F, 70-203.J & 70-212.A to permit the erection of a commercial storage building & outdoor storage which is not a permitted use with insufficient off-street parking & loading & with vehicular entrance gates with insufficient setback, W/side #375 Great Neck Rd., 609.59 S/of Watermill La. Great Neck, Sec. 2, Blk. 42, Lots 29-31, 258, 283, 290 & 321, B-A District.

**APPEAL #18670 - Nautical Holdings Corp./Stephan Zalen, R.A.**, request for determination under Section 70-225 to review the disapproval of the building official & variance of 70-103.A&F & 70-208.F to permit the maintenance of the alterations to a non-conforming mixed use building to increase the number of dwelling units with insufficient off-street parking & loading areas; S/side #284 Main St., 76.72', W/of Carlton Ave., Port Washington, Sec. 5, Blk. 51, Lot 50, B-B District.

**APPEAL # 18671– Destination Maternity / Country Glenn LLC**, variance 70-196.J(1)(9)(f) to permit the erection of more than one wall sign and exceeding the permitted height. N/w corner# 120-122 Glen Cove Rd.& Old Country Rd, Carle Place. Sec; 9, Blk: 670, Lot; 48, I-B District.

**APPEAL # 18672 - William Fitzpatrick / Deblon Acquisitions, LLC** conditional use 70-139.A, variance 70-103.A, 70-208.F to permit the alteration to a nonconforming commercial building for use as an ice cream parlor with insufficient off street parking, S/side # 538 Westbury Avenue 100' E/of Stonehenge Rd., Carle Place. Sec: 10, Blk: 30, lot: 9,10,51,52, B-B District

**APPEAL #18673 - Luis Romero/Michelle Management**, conditional use 70-126.F & variances 70-103.A & F, & 70-208.F to permit the maintenance of the expansion of a non-conforming delicatessen with seating, having insufficient off-street parking & loading area; N/W/cor. #1005 Prospect Ave. & State St., Westbury, Sec. 11, Blk. 122, Lot 46, B-A District.

**APPEAL # 18674 - Codfish, LLC / Spinaker Rose LTD / Uncle Bacala's** conditional use 70-139.A, variance 70-103.A to permit the maintenance of outdoor seating to an existing restaurant with insufficient off-street parking. S/side (#2370) Jericho Tpk. 181.3' E/of Old Courthouse Road, Garden City Park, Sec: 33, Blk: 160, Lots; 44-51, Zone: B-B District.